PETIT.). FOR ZONING V.R.ANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2f to allow a free-standing replacement, double-faced ID sign of 181.3 sq. ft. in lieu of the allowable 100 sq. ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Better visibility for the motoring public.

2. To convert the existing sign, price box, and slanted pole to Crown's new I.D. logo and image.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

2-0

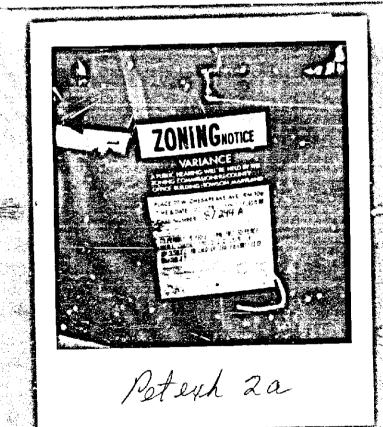
Legal Owner(s): Contract Purchaser: Residuary Trust U/W Milton Schwaber (Type or Print Name) Sidney Weimar, Trustee (Type or Print Name) City and State Attorney for Petitioner Andrew Lapsyowker. (Type or Print Name) m31.660 City and State Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted R. F. Mannion, Real Estate Representative Baltimore, MD 21203 City and State Crown Central Petroleum Corporation 1 N. Charles Street-21201 539-7400 Attorney's Telephone No.: _539-7400

ORDERED By The Zoning Commissioner of Baltimore County, this _____10th_____ day of ______ Recember_____, 19___86, that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the _____ lath ____ day of ____ January

Zoning Commissioner of Baltimore County.

The state of the s





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date December 19, 1986 Norman E. Gerber, AICP, Director

SUBJECT Zoning Petitions No. 87-292-A, 87-293-A and 87-294-A

FROM Office of Planning and Zoning

If the replacement is the same approximate size as the existing sign, this office offers no comment. If the replacement is to be significantly larger than the existing sign, this office is

NEG:JGH:slb

CPS-008

PAUL H. REINCKE

Mr. Arnold Jablon

Zoning Commissioner

Towson Maryland 21204

Item No.: 179

Gentlemen:

Office of Planning and Zoning

Baltimore County Office Building

FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

RE: Property Owner: Crown Stations (Milton Schwaber)

Department of Public Works.

to occupancy.

Planning Group

1) 6. Site plans are approved, as drawn.

REVIEWER: Patt Joseff Kelly 11-35-86 Approved:

Special Inspection Division

() 3. The vehicle dead end condition shown at

Location: NW/ Corner Frederick Road and Delray Avenue

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

' () 4. The site shall be made to comply with all applicable parts of the

x) 7. The Fire Prevention Bureau has no comments, at this time

() 5. The buildings and structures existing or proposed on the site shall

Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection

Association Standard No. 101 "Life Safety Code", 1970 edition prior

DEC 23 1986

ZOMING OFFICE

November 24, 1986

Zoning Agenda: Meeting of 11/18/86

Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 7, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Andrew Lapayowker, Esquire P.O. Box 1168 Baltimore, Maryland 21203

Chairman

MEMBERS

Traffic Engineering

State Roads Commission

Bureau of

Engineering Department of

Bureau of

Development

Fire Prevention

Health Department

Project Planning

Huilding Department

Board of Education

Zoning Administration

RE: Item No. 179 - Case No. 87-294-A Petitioner: Residuary Trust Under Will of Milton Schwaber Petition for Zoning Variance

Dear Mr. Lapayowker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise. any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: B.F. Mannion Crown Central Petroleum Corp. 1 N. Charles Street Baltimore, Maryland 21201

cc: James Hoswell

David Fields, Acting Chief Current Planning and Development

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DECEMBER 18, 1986

The Division of Current Planning and Development has reviewed the subject

)A County Review Group meeting was held and the minutes will be

)This site is part of a larger tract; therfore it is defined as a

)This property contains soils which are defined as wetlands, and

Development of this site may constitute a potential conflict with

)The amended Development Plan was approved by the Planning Board

)Landscaping: Must comply with Baltimore County Landscape Manual.)The property is located in a deficient service area as defined by

Bill 178-79. No building permit may be issued until a Reserve

Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level

traffic capacity may become more limited. The Basic Services Areas

intersection as defined by 8ill 178-79, and as conditions change

)Construction in or alteration of the floodplain is prohibited

under the provisions of Section 22-98 of the Development

petition and offers the following comments. The items checked below are

A County Review Group Meeting is required.

forward by the Bureau of Public Services.

to issuance of a building permit.

the Baltimore County Master Plan.

The access is not satisfactory.

Regulations.

)Additional comments:

(X)There are no site planning factors requiring comment.

subdivision. The plan must show the entire tract.

)The circulation on this site is not satisfactory.

)Parking calculations must be shown on the plan.

are re-evaluated annually by the County Council.

The parking arrangement is not satisfactory.

development on these soils is prohibited.

)A record plat will be required and must be recorded prior

Re: Zoning Advisory Meeting of November 18,1986

Item # 179

Property Owner: CROWN STATIONS

Location: (MILTON SCHWABER)

NW/C FREDERICK RD. + DELRAY AVE

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 2, 1986

TED ZALESKI, JR.

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Comments on Item # 179 Zoning Advisory Committee Meeting are as follows: Crown Stations (Milton Schwaber) NW corner Frederick Road and Delray Avenue

APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 = 1980) and other applicable Codes and Standards

(B) A building and other miscellaneous permits shall be required before the start of any construction. C. Residentials Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

If camopy construction is proposed:

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407. Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department. G. The requested variance appears to conflict with Section(s) ______, of the Baltimore County Building Code,

H. When filing for a required Change of Use/Occupancy Permit, an alteration parmit application shall also be filed along with three sets of acceptable construction plans indicating how the axisting structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groupe are from Use to Use . Or to Mixed Uses

I. The proposed project appears to be located in a Plood Plain, Tidal/Riverine. Pleass see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall above the correct elevations above sea level for the lot and the finish floor levels including basement. J.) Comments: Signs shall comply to Article 19 and the amendments of Council

N. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesaprake Avenue, Towson, Maryland 21204. Marko E shen har BY: C. E. Burnham, Chief Building Plans Review

Maryland Department of Transportation

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November 20, 1986

Mr. A. Jablen Zoning Commissioner County Office Building Towson, Maryland 21204

BALTIMORE COUNT OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon

Dear Mr. Jablon:

Zoning Commissioner

County Office Building

Towson, Maryland 21204

RE: Baltimore County Item # 179

Property Owner: Crown Stations (Milton Schwaber) Location: NW corner Frederick Road (Maryland Route 144), and Delray Ave. Existing Zoning: B.L.

Hal Kassoff

Proposed Zoning: Variance to allow a free standing replacement, doublefaced ID sign of 181.3 square feet in lieu of the allowable 100 sq. feet Area: 9635 sq. feet

District: 1st

Dear Mr. Jablon:

Att: James Dyer

On review of the submittal for variance of a sign, the submittal has been forwarded to the State Highway Administration Beautification Section c/o Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

Cherl Pan Charles Lee, Chief Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

M. Stein w/att.

My telephone number is__333-1350____ Teletypewriter for Impaired Hearing or Speech 383-7555 Battimore Metro — 565-0451 D.C. Metro — 1-800-492-5/282 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

S. Fill

4"4

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

January 20, 1987

Andrew Lapayowker, Esquire P.O. Box 1168 Baltimore, Maryland 21203

RE: Petitions for Zoning Variance:

SW/cor. of York Road and Stevenson Lane (7210 York Road) 9th Election District Crown Stations, Inc., Case No. 87-292-A

. . .

S/S Baltimore National Pike, 250' W Charing Cross Road (5217 Baltimore National Pike) 1st Election District Crown Stations, Inc., Case No. 87-293-A

NW/cor. Fraderick Road and Delrey Avenue lst Election District Crown Stations, Inc., Case No. 87-294-A

Dear Mr. Lapayowker:

Enclosed please find a copy of the decision rendered in the above-referenced cases. Your Petitions for Zoning Variance have been Granted in accordance with the attached Orders.

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

Lean MH JEAN M. H. JUNG Deputy Zoning Commissioner

Enclosures

cc: B. F. Mannion, Real Estate Representative Crown Central Petroleum Corporation 1 N. Charles Street Baltimore, Maryland 21201

People's Counsel

IN RE: PETITION FOR ZONING VARIANCE NW/cor. Frederick Road and Delrey Avenue

1st Election District

BEFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Residuary Trust Under Will of Milton Schwaber Petitioner

Case No. 87-294-A

The Petitioner herein requests a variance to permit a replacement, freestanding, double-faced identification sign of 181.3 sq.ft. in lieu of the permitted 100 sq.ft.

* * * * * * * * * * *

Evidence proferred by the attorney for the Petitioner indicated that the above-referenced site is occupied by an existing Crown Service Station using a free-standing identification sign of 140 sq.ft. (both sides) mounted on a single pole. As a part of the process of renovating the site and installing new landscaping, a new style, twin column replacement sign is proposed. An identical Crown logo will be used and the price boxes will be increased slightly, all as indicated on the plan submitted, prepared by Richard R. Morris, revised 11/6/86 and identified as Petitioner's Exhibit 1. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20 day of January, 1987, thast the herein request for a variance to permit a replacement, free-standing, double-faced identification sign of 181.3 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED from and after the date of this Order.

87-294-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of December 19 86.

Zoning Commissioner

Petitioner Residuary Trust Under Petitioner's Will of Milton Schwaber Andrew Lapayowker, Esquire

Received by: James E. Dyer

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

December 15, 1986

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Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

1/13 87-294-12

en de la companya de

Baltimore, Maryland 21203 NW/Corner of Frederick Rd. & Delrey Ave., 1st District OF BALTIMORE COUNTY NOTICE OF HEARING RESIDUARY TRUST UNDER WILL OF : Case No. 87-294-A RE: PETITION FOR ZONING VARIANCE MILTON SCHWABER, Petitioner Northwest Corner of Frederick Road and Delrey Avenue NW/cor. Frederick Rd. and Delrey Ave. Beginning at a point along the northern right-of-way 1st Election District line of Frederick Road South 82° 11' 00" West 46.00 feet from Residuary Trust Under Will of Milton Schwaber -::::::: the center line of Delrey Avenue and the northern right-of-way DATE AND TIME: Tuesday, January 13, 1987, at 9:30 a.m. line of said Frederick Road and running: Case No. 87-294-A ENTRY OF APPEARANCE PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, 1) South 82° 11" 00" West 107.57 feet to a point, 9:30 a.m. Towson, Maryland Please enter the appearance of the People's Counsel in the above-The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Tuesday, January 13, 1987 2) North 05° 56' 00" West 88.58 feet to a point, captioned matter. Notices should be sent of any hearing dates or other PLACE: Room 106, County Office Building, 111 West Chesapeake proceedings in this matter and of the passage of any preliminary or Petition for Zoning Variance to permit a free-standing replacement, double-faced 3) North 81° 35' 00" East 108.72 feet to a point I.D. sign of 181.3 square feet in lieu of the permitted 100 square feet Avenue, Towson, Maryland final Order. 4) South 05° 13' 09" East 89.76 feet binding on the western right-of-way line of Delrey Avenue Phyllis Cole Friedman
People's Counsel for Baltimore County 5) South 43° 49' 14" West 21.30 feet to the point Perer Max Zimmerman Residuary Trust Under Will of Milton Being the property of Schwaber plan filed with the Zoning Office. Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 BALTIMORE COUNTY, MARYLAND In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period Mo. 025658 OFFICE OF FININCE - RIVENUE DIVISION MISCELLANEOUS CASH RECEIPT for good cause shown. Such request must be received in writing by the date of the I HEREBY CERTIFY that on this 7th day of January, 1987, a copy SIF/5 18 68 ACCOUNT 01.615.000 hearing set above or made at the hearing. of the foregoing Entry of Appearance was mailed to Anthony Lapayowker, BY ORDER OF AMOUNT S 705.00 Esquire, P. O. Box 1168, Baltimore, MD 21203, Attorney for Petitioner. ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY Vallance # 179 Enrolant Dolkar B 205*****100001a #06#F 00 O ice of PATUXEN 10750 Little Patuxent Pkwy. Columbia, MD 21044 ARNOLD JABLON ZONING COMMISSIONER **PUBLIC** December 26 January 7, 1987 PETITION FOR

2018ING VARIANCE
1st Election District
Case No. 87-294-A

LOCATION: Northwest Corner
of Frederick Road and Delray Av-CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR ZONING VARIANCE 00 00 OCATION: Northwest Corne of Frederick Road and Dology Apr having: Festion for Zoning Vertence tr CERTIFICATE OF POSTING permit is free-standing replacement, double-faces LD, sign of 101.3 square face in loss of the permitted was inserted in the following: ZONING DEPARTMENT OF BALTIMORE COUNTY ublished in THE JEFFERSONIAN, a weekly newspaper printed Catonsville Times 87-294-A Aroutus Times and published in Towson, Baltimere County, Md., appearing on Dear Mr. Lepsyowkers weekly newspapers published in Baltimore County, Maryland Date of Posting 12-23-86 once a week for _____ successive weeks before Dacember 25 19 86 the 27 day of December 19 86, that is to say. the same was inserted in the issues of Posted for:

Petitioner: Residency Trust Monder Will of Millen Schwaler

Location of property: New Con Frederick Tole and Delay are. THE JEFFERSONIAN,

Location of Signs: NW/Corner of Frederick, Prad and Debrug aver

Date of return: 11-30-56

00

: BEFORE THE ZONING COMMISSIONER

00

RE: PETITION FOR VARIANCE

0 0 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER Andrew Lapsyowker, Esquire Crown Central Petroleum Corporation P.O. Box 1168 Beltimore, Maryland 21203 RE: PETITION FOR ZONING VARIANCE NW/cor. Frederick Rd. and Delrey Ave. 1st Election District Residuary Trust Under Will of Milton Schwaber - Petitioner Case Ho. 87-294-A in gravined, in building posteril may be teased within the thirty (SM) day appeal period. The Zerting Commissioner will, forwards, externin may request for a stey of the formation of and period to the following this period for good deutes entered. Such request must be received in writing by the date of the hearing set above or create at the hearing. This is to advise you that \$59.70 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. er trade at the house.
BY ORDER OF December 25, 1986 THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. oge 22, THE CATORISVILLE TH Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Sincerely, Zoning Commissioner

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Avenue, thence

of beginning.

Frederick Road

to a point, thence

BOUNDARY DESCRIPTION

Crown Station MD-35

Frederick Road at Delrey Avenue

Catonsville, Maryland

on the western right-of-way line of Delrey

Containing 9,527 sq. ft. Also know as 500

ITEM #179

Cost of Advertising

December 12, 1986

Andrew Lapayowker, Esquire

P.O. Box 1168

Crown Central Petroleum Corporation

PEOLICE FOR ZONING VARIANCE

1st Election District

Case No. 87-294-A

